Karen Johnson Davidson County
Batch# 1142490 DEEDWARR
06/04/2024 06:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20240604-0041371

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
John Paul Robinson, II and Pon Thea Sengbouttarath	Legacy Home Loans, LLC DBA Steadfast Mortgage	071-15-0-166.00
(NAME)	(NAME)	
313 Douglas Avenue	1036 Stearman Drive Ste 6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **James I. Cole, unmarried and Raymond Almond, III, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **John Paul Robinson, II, an unmarried man and Pon Thea Sengbouttafath, an unmarried woman, as joint tenants, with right of survivorship,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, Being the easterly 65 feet of Lots No. 269 and 270 and Lot "D" on the Plan of the Highland Land Company's Subdivision, of record in Book 421, page 14, Register's Office for said County.

Said part of said lots front 65 feet on the Northerly side of Douglas, formerly Ligon Avenue, and run back between parallel lines with the Westerly margin of an alley, 65 feet to a dead line.

Being the same property conveyed to JAMES I. COLE, UNMARRIED AND RAYMOND ALMOND, III, UNMARRIED, by deed from COLE WOODWORKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20230419-0028623, dated April 14, 2023, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 313 Douglas Avenue, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 31 day of May, 2024.

James I. Cole

Raymond Almond, III

STATE OF TENNESSEE

COUNTY OF Shelby

On this 31 day of May, 2024, before me personally appeared James I. Cole and Raymond Almond, III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

DANIEL L. STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Comm. Expires 6/2/2025

My Commission Expires: 6/2/25

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

True Copy Certification

I, **Tammy Carney,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 31 day of May, 2024.

Affiant Signature
Date 5/31/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027